

County Islands

Key Issues County Islands consists of small, non-contiguous unincorporated areas surrounded by various cities

Planning Group Direction There is no Planning or Sponsor Group representation for this area

Additional Staff Analysis/ Recommendations Staff recognizes that the surrounding jurisdictions—the City of San Diego and National City—serves as the broader market for the residents in these areas. As a result, projected demand will always remain at a minimum and further development, even if it can be supported, will result in a surplus of planned commercial and industrial lands for these communities.

Staff recognizes that the recommendation for Office Professional is inconsistent with the existing agricultural use in the Miramar County Island. However, the location and proximity to infrastructure and major roadways gave reason to focus on future planning efforts that would provide consistency with surrounding uses.

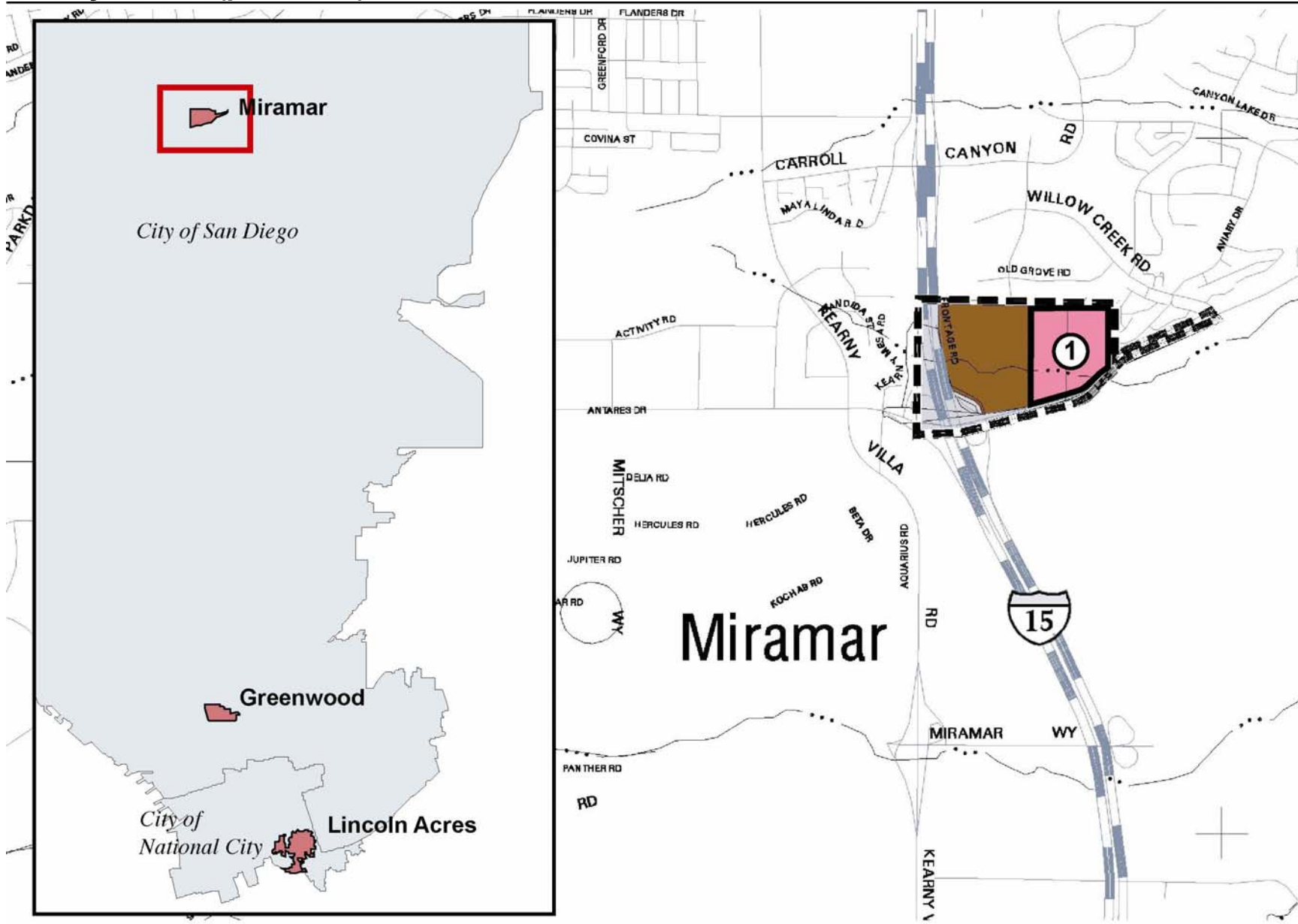
ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	7	1	(6)	0	(7)
Industrial	2	1	(1)	0	(2)
Office	2	0	(2)	36	34

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

County Islands (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(VR-29) Village Residential (C-2) Office Professional	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> 76.4 acres <i>Current Use:</i> Miramar Saddlebreds <i>Existing GP:</i> (22) Public/Semi-Public Lands	<ul style="list-style-type: none"> Compatible with surrounding land uses – surrounded by an existing business park and within vicinity of multi-family housing Recognizes a land use that is more compatible with the surrounding uses

